

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MAY 6, 2014
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 5:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference room, located on the first floor, to receive a briefing on:

- A. Review and discuss the results of the transportation and view-shed analysis conducted as supplements to the Main Street/Central Expressway Enhancement/Redevelopment Study.**
 - B. Discussion of Regular Agenda items.**
 - C. Staff Report on pending development, zoning permits and planning matters.**
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MINUTES

- 1. Approval of minutes of the City Plan Commission regular business meeting of April 11, 2014.**
- 2. Approval of minutes of the City Plan Commission regular business meeting of April 15, 2014.**

CONSENT ITEMS

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

- 3. Amending Plat – PREI-KP No. 3 Addition:** A request for approval of an amending plat of Lots 2D, 2E, 2F, 2G, 2H, 2J and 2K, Block A of the PREI-KP Addition with right-of-way dedication for Spring Valley Road. The 16.64-acre site is located at the southwest corner of Spring Valley Road and St. Paul Drive. Applicant: Tom Jones, Binkley-Barfield, representing Keystone Park, LP. *Staff: Israel Roberts.*
- 4. Site, Landscape and Building Elevation Plans – West Campbell Office Park:** A request for approval of revised site and landscape plans with building elevations for the development of a one-story, 4,992 square foot office building. The 3.18-acre site is located at 1050 – 1090 W. Campbell Road, on the north side of Campbell Road, west of Waterview Parkway. Applicant: Michael Wright, Michael Wright Architects, representing Campbell Office Park, LLC. *Staff: Israel Roberts.*
- 5. Building Elevations – McDonald’s:** A request for approval of revised building elevations for an existing one-story, 3,900 square foot McDonald’s restaurant. The 0.88-acre site is located at 105 S. Coit Road, at the southeast corner of Coit Road and Belt Line Road. Applicant: David Larsen, representing Dal-Rich Outparcel, LP. *Staff: Mohamed Bireima.*

VARIANCE

- 6. VAR 14-04 – Camelot Shopping Center:** Consider and take necessary action on a request for a variance to Chapter 21, Article III, Section 21-52(i) of the Subdivision and Development Code to allow a reduction in required parking. The property is located at 580 W. Arapaho Road, at the northeast corner of W. Arapaho Road and Hampshire Lane. Applicant: Norman Hoppenstein, representing Hoppenstein Properties, Inc. *Staff: Israel Roberts.*

PUBLIC HEARINGS

- 7. **Replat – Canyon Park Estates Addition, Second Section, Lots 17A, 34 and 35, Block E:** Consider and take necessary action on a request for approval of a replat for three (3) residential lots totaling 1.65 acres, located at 1 Ridgeview Circle, and 316 and 318 Ridgeview Drive. Applicant: Doug Stewart, Texas Home Surveying, Inc. Staff: *Mohamed Bireima*.

- 8. **ZF 14-12 – Villas of Nantucket:** Consider and take necessary action on a request for approval of a change in zoning from LR-M(2) Local Retail and O-M Office to PD Planned Development for the development of thirteen (13) patio-home residential lots on approximately 1.8 acres. The property is located at the northeast corner of Old Campbell Road and Nantucket Drive. Applicant: Harry Purdom, representing H. Purdom, Inc. Staff: *Mohamed Bireima*.

ADJOURN

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Susan Mattison, ADA Coordinator, via phone at 972-744-0908, via email at ADACoordinator@cor.gov or by appointment at 1621 E. Lookout Drive, Richardson, Texas 75082.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30 p.m., Friday, May 2, 2014.

Kathy Welp, Executive Secretary